173.0	0004	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,200 /	596,200
					USE VALUE:	596,200 /	596,200
					ASSESSED:	596,200 /	596,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	URBAN DAVID M/NANCY A
Owner 2:	
Owner 3:	
Street 1:	2 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAVARINO LOUIS J -
Owner 2:	ALAIMO CHRISTINE E -
Street 1:	2 SUTHERLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4177.000	233,600		362,600	596,200
Total Card	0.096	233,600		362,600	596,200
Total Parcel	0.096	233,600		362,600	596,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.49 /Parcel: 471.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115119

GIS Ref

GIS Ref

Insp Date 06/27/18

!13431!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,600	0	4,177.	362,600	596,200		Year end	12/23/2021
2021	101	FV	226,800	0	4,177.	362,600	589,400		Year End Roll	12/10/2020
2020	101	FV	226,900	0	4,177.	362,600	589,500	589,500	Year End Roll	12/18/2019
2019	101	FV	193,200	0	4,177.	357,500	550,700	550,700	Year End Roll	1/3/2019
2018	101	FV	193,200	0	4,177.	274,600	467,800	467,800	Year End Roll	12/20/2017
2017	101	FV	193,200	0	4,177.	259,000	452,200	452,200	Year End Roll	1/3/2017
2016	101	FV	193,200	0	4,177.	238,300	431,500	431,500	Year End	1/4/2016
2015	101	FV	182,400	0	4,177.	222,800	405,200	405,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:02:44

LAST REV

Date	Time
07/30/18	12:06:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVARINO LOUIS	44107-118		11/16/2004		419,000	No	No		
GRUBAUGH STEPHE	29047-290		9/1/1998		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	115119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2000	203	Porch	9,300	C				DEMO & REBUILD POR

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	BS	Barbara S
10/24/2008	Meas/Inspect	355	PATRIOT
3/18/2005	MLS	MM	Mary M
12/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4177		Sq. Ft.	Site		0	70.	1.24	6			Topo	-5					362,632						362,600	

Total AC/HA: 0.09589 | Total SF/SM: 4177 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 362,632 | Spl Credit: | Total: 362,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338489
Depreciation:	104932
Depreciated Total:	233557

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

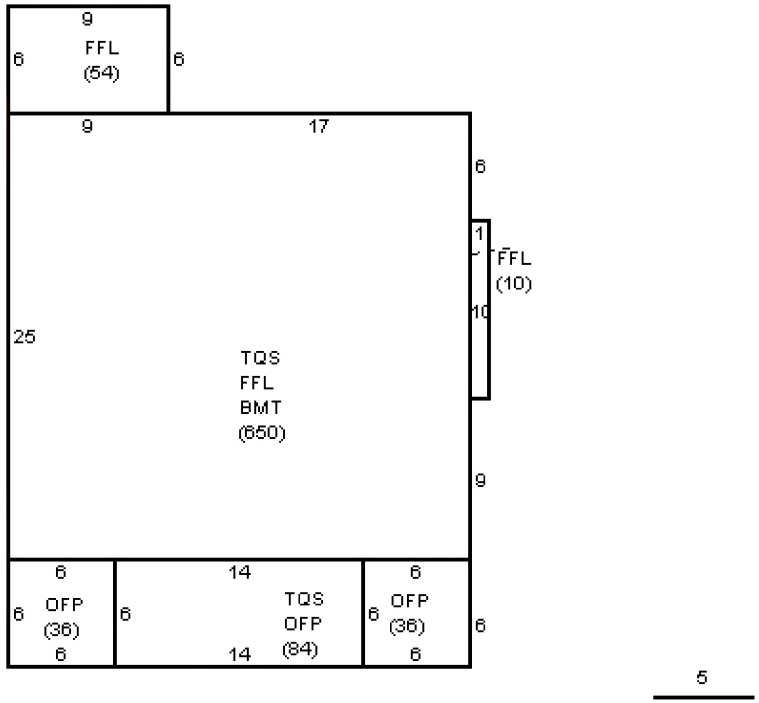
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	112.80
Final Total:	233600	Val/Su SzAd	184.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	714	180.410	128,812
BMT	Basement	650	54.120	35,180
TQS	3/4 Story	551	180.410	99,315
OFP	Open Porch	156	26.800	4,181

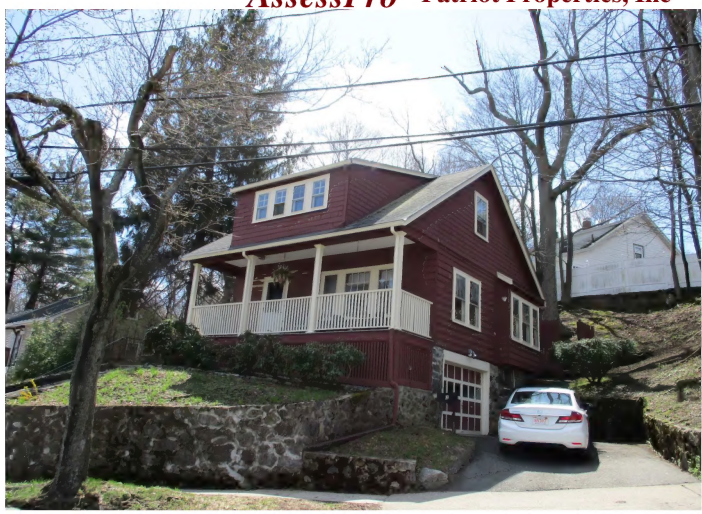
Net Sketched Area:	2,071			Total:	267,488
Size Ad	1264.5	Gross Area	2254	FinArea	1265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	